

MEETING #29 – August 7

At a Joint Meeting of the Madison County Board of Supervisor and the Madison County Planning Commission held on Wednesday, August 7, 2013 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: J. Dave Allen, Chairman
Jerry J. Butler, Member
Pete J. Elliott, Member
Jonathon Weakley, Member
V. R. Shackelford, III, County Attorney
Betty Grayson, Zoning Administrator

ABSENT: Doris G. Lackey, Vice-Chair

1. Call to Order/Determine the Presence of a Quorum:

Chairman Allen called the meeting to order and advised that all members are present and a quorum was established.

2. *Pledge of Allegiance & Moment of Silence*

The Board of Supervisors and the Madison County Planning Commission commenced their meeting with the Pledge of Allegiance and a moment of silence.

3. Adoption of Agenda:

Chairman Allen called any deletions, additions or corrections to tonight's agenda.

On motion of [Supervisor Butler](#), seconded by [Supervisor Elliott](#), the Board adopted the Agenda as presented, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Absent
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

4. Agenda:

Cases:

- a) Case No. SP-06-13-08: Request by Autumn Corporation for a site plan for a twelve (12) bed expansion addition for Autumn Care 39-99F, 39-99G, 39A-30A and 39A-30C Nursing Home. This property is located off Route 1001 near the Town of Madison and contains 9.751 acres of land (four tracts of land), zoned Conditional Business, B-1 and Residential, R-1.

(This case on July 3, 2013 was recommended by the Madison County Planning Commission for approval with conditions and was tabled by the Madison County Board of Supervisors on July 3, 2013 until the August 7, 2013 meeting).

Betty Grayson, Zoning Administrator, advised that VDOT approval was done by a letter dated June 21, 2013; Anthony Hurlock was contacted about the detention pond – it was advised that VDOT had no issues with the pond overflowing or causing any problems; an email was also sent from VDOT to denote there were no objections to tonight's case. An email was also received from Lynn Clements (RSA) that indicated approval was provided with a net of eight (8) beds for Autumn Care, Inc. A conversation transpired with Matt Towbridge on Friday, August 2, 2013 where he advised that approval hadn't yet been attained from the Culpeper Soil & Water Conservation District – it was recommended the County do a conditional approval pending satisfying the storm water and LID calculations – the Board will need to set the erosion & sedimentation performance bond amount which was recommended to be set at \$48,375.00, which is the estimated amount plus twenty-five percent (25%) contingency. A letter has been received from the Madison Town Council stating approval on August 1, 2013 for the portion of construction to take place within the town limits to include grading, entrance and driveway.

Matt Towbridge was present on behalf of the applicant; he provided a presentation to the Madison County Planning Commission and offered to entertain any questions about tonight's request.

Concerns verbalized by the Board pertained to:

- Whether the issue was addressed with the turnaround issue verbalized by the neighbor; and
- Whether the issues regarding the retention pond have been addressed with VDOT;
- Whether the proposed increase in the number of beds (from eight [8] to twelve [12]) will result in a significant impact;

- The total number of proposed handicap spaces will be decreased;

Mr. Towbridge advised that approval was attained through the Town of Madison – the entrance radius will be increased to twenty-five feet (25') and signage will also be added – the above referenced criteria will be more feasible and be allow for a more attractive/convenient route for delivery trucks; Autumn Care, Inc., has also made their staff aware of the changes that will be implemented. Also, calculation details are still being addressed at the moment; a draft storm water ordinance is still being pursued; the pond has been approved and is being enlarged in order to detain the overflow of water.

Mr. Towbridge advised the spaces will be nine feet [9'] wide – the eight feet [8'] denotation is just a general detail; any change will the entire parking layout, which he doesn't feel the contractor will do.

Additional concerns verbalized by the Board included:

Whether the wording in the in the County's Zoning Ordinance will allow changes to the parking

The County Attorney questioned whether a waiver will be required, to which Mr. Towbridge advised will not be needed at the present time.

Chairman Allen referenced the emails about the parking issue.

Betty Grayson, Zoning Administrator, advised that based on the calculations provided, the applicant has sufficient parking; the applicant will be requesting a parking space waiver for nine feet by eighteen feet (9'x18') instead of ten feet by twenty feet, as previously requested (10'x20').

Mr. Towbridge advised there are plans to include additional spaces beyond the number being proposed for tonight's request.

The Board also questioned whether the County's Zoning Ordinance will allow the proposed changes to the size of the parking spaces.

Ms. Grayson advised the current Ordinance calls for parking spaces to be ten feet by twenty feet [10'x20'] in size; however, the Site Plan Ordinance doesn't denote a specific size; she also inquired about the proposed change to the handicap parking spaces and found that eight feet [8'] does meet the building code requirement. In closing, she

advised that new plans and calculations have been forwarded to Brian Daniel, Erosion & Sedimentation Technician for review.

Mr. Towbridge advised that an email was forwarded earlier from Mr. Daniel that he approved tonight's request while the applicant is working out additional details for tonight's proposal.

The County Attorney advised there's an indication the applicant may need a waiver for low impact development; if this factor is needed, he clarified that the applicant will need to come before the Madison County Board of Supervisors at a future meeting to seek approval.

Chairman Allen opened the floor for public comment; with no comment being brought forth, the floor was closed.

Supervisor Weakley moved the Board approve Case No. SP-06-13-08 pending the following conditions:

- 1) If a waiver is needed for an LID (low impact development), the waiver must be granted by the Madison County Board of Supervisors;
- 2) That a waiver for the parking lot to be defined at a minimum of nine feet by eighteen feet [9'x18'] sized parking spaces as per drawing to be specified and presented as a permanent part of the site plan; and
- 3) Pending approval by Richard Jacobs of the Culpeper Soil & Water Conservation District on the plan;

Seconded by Supervisor Butler, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Absent
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

Chairman Allen advised it has been recommended the bond be set for tonight's project at \$48,375.00.

After discussion, Supervisor Butler motioned the Board set the bond at \$48,375.00 for the Autumn Care Corporation, Inc. project, seconded by Supervisor Weakley, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Absent
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

5. Information/Correspondence (if any)

SAFE

Supervisor Weakley advised that an email was forwarded to all Board members regarding the request by Mrs. Banks, SAFE Director, for permission to display silhouettes along the Main Street and at the Department of Social Services Building.

After discussion, there were no objections verbalized by the Board pertaining to the above referenced request.

Madison County Rescue Squad

Chairman Allen advised a request has been submitted from the Madison County Volunteer Rescue Squad, asking the County to provide a resolution for two (2) Charter members (Mr. Paul Coates & Mrs. Marjorie Lamar) in recognition of fifty (50) years of dedicated service to the County.

After discussion, Supervisor Butler motioned for the Board to provide a resolution for two (2) charter members, as requested, seconded by Supervisor Weakley, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Absent
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

6. Adjournment

With no further action being required by the Board, on motion of Supervisor Weakley, seconded by Supervisor Butler, Chairman Allen adjourned the meeting, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Absent
Jerry J. Butler	Aye

Pete J. Elliott	Aye
Jonathon Weakley	Aye

J. Dave Allen, Chairman
Madison County Board of Supervisors

Jacqueline S. Frye, Clerk of the Board

Adopted on: September 10, 2013

Copies: J. Dave Allen, Doris G. Lackey, Jerry J. Butler, Pete J. Elliott,
Jonathon Weakley, V. R. Shackelford, III & Constitutional Officers



Madison County Board of Supervisors
Public Hearing Agenda
Wednesday, August 7, 2013 at 7:00 p.m.
Madison Administration Center Auditorium
414 N. Main Street

Agenda:

1. Call to Order/Determine Presence of a Quorum
2. *Pledge of Allegiance & Moment of Silence*
3. Adoption of Agenda
4. Public Hearing:
 - a. Case No. SP-06-13-08: Request by Autumn Corporation for a site plan for a twelve (12) bed expansion addition for Autumn Care Nursing Home. This property is located off Route 1001 near the Town of Madison and contains 9.751 acres of land (four tracts of land), zoned Conditional Business, B-1 and Residential, R-1. (This case on July 3, 2013 was recommended by the Madison County Planning Commission for approval with conditions and was tabled by the Madison County Board of Supervisors on July 3, 2013 until the August 7, 2013 meeting).
5. Adjournment